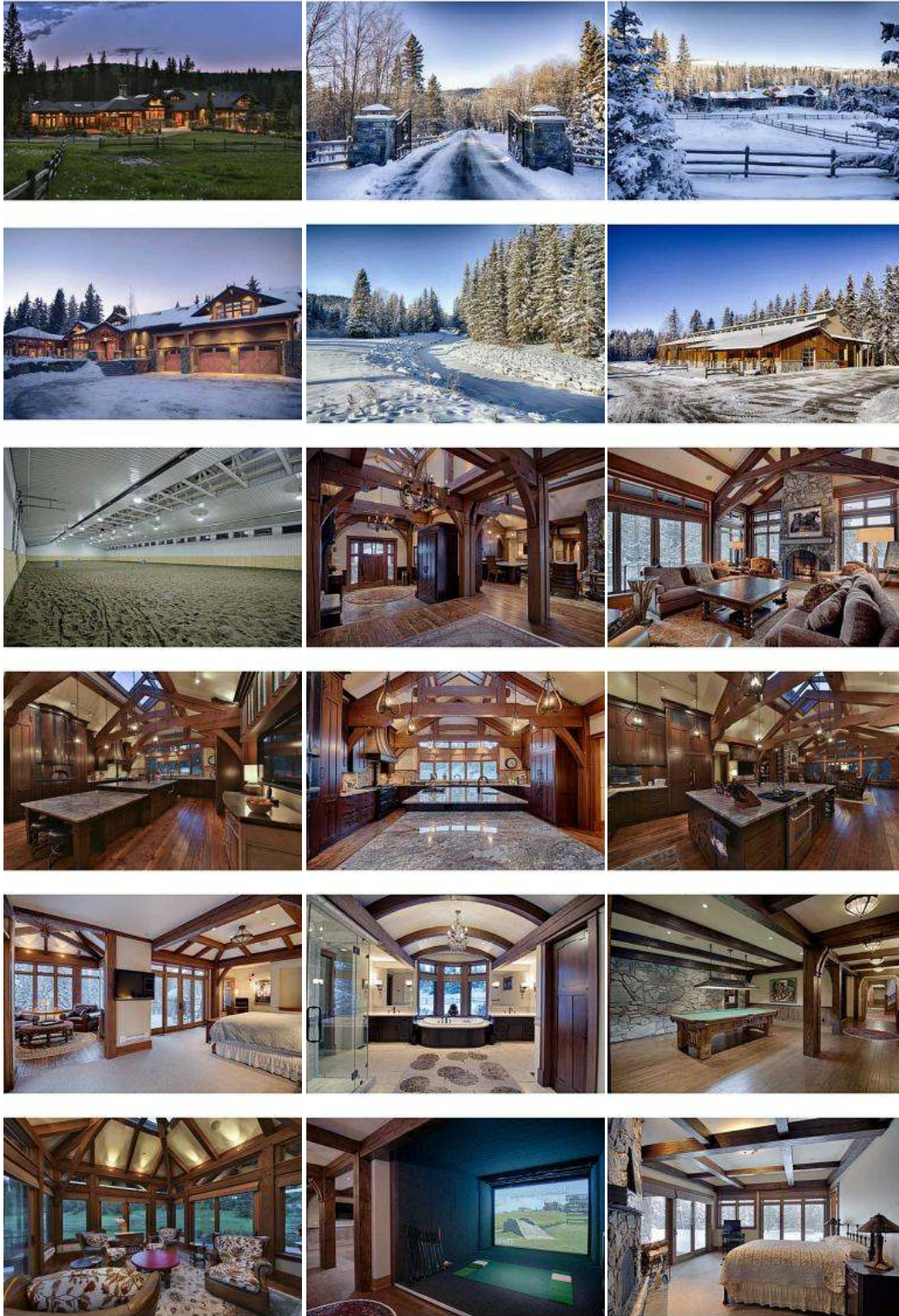




[< Back](#)





256003 COALMINE RD W, Rural Foothills M.D., Alberta T0L1W0

\$7,989,000

Listing ID: C3652657

1 + 3 8

Property Type	Building Type	Storeys
Single Family	House	1.5
Title	Land Size	Built In
Freehold	27.3901 hec	2009
Parking Type		
Attached garage (4), Oversize		

Show measurements in **Metric**

Description

This masterpiece in the rolling foothills near Priddis only 40 min from DT Calgary, has more than 10,000sqft of living space. 68 acres of mature landscaping divided by Fish Creek provides a beautiful & tranquil setting. Built in Post & Beam style boasting vaulted ceilings w/ skylights letting in sunshine while you relax by any of the 6 stone fireplaces. Rich woods, natural stone accents & sleek marble flow throughout. A gourmet kitchen showcases marble counters, state-of-the-art appliances & AGA oven, handcrafted detailing & stunning copper finishes. Combining finer points of country living with modern luxury including a wine cellar, home gym, golf simulator, RO treatment, culvert well system & water conditioners. For the equestrian lover, a 14,000sqft heated arena w/viewing suite, round pen, 20,000sqft outdoor riding arena & auto water feeders. Heated Quonset & 6 car garage w/wash bay. Surrounded by riding trails & animals, the nature of the land makes it feel as if you're living in your own provincial park.

Details

Amenities Nearby	Features	Parking Type
Golf Course	Private setting, Treed, Rolling, Balcony, Skylight, Swirlpool bath (Jacuzzi), Built-in wall unit	Attached garage (4), Oversize
Structures	View	
Deck, Patio(s)	River view	

Building

Basement Features

Walk out

Bathrooms (Total)

8

Exterior Finish

Stone, Wood

Heating Type

Forced air

Basement Type

Full (Finished)

Bedrooms - Above Grade

1

Fireplace

6

Style

Detached

Bathrooms (Partial)

4

Bedrooms - Below Grade

3

Floor Space

497.124 m2

Rooms

Level	Type	Dimensions
Upper Level	Bonus Room	6.73 m x 4.42 m
	Den	7.77 m x 3.66 m
Lower level	Bedroom	4.12 m x 4.12 m
	Bedroom	4.12 m x 4.27 m
	Bedroom	4.27 m x 5.49 m
	Games room	5.48 m x 4.57 m
	Hobby room	5.49 m x 4.27 m
	Recreation room	6.70 m x 6.70 m
Main level	Master bedroom	6.50 m x 4.42 m
	Living room	6.71 m x 6.71 m
	Kitchen	6.10 m x 6.10 m
	Dining room	6.71 m x 4.27 m
	Sunroom	4.88 m x 4.88 m
	Laundry room	2.74 m x 4.27 m
	Living room	3.81 m x 3.81 m

Walk Score®

Walk Score®:

Car-Dependent

0

Dennis J. Plintz

Associate

☎ 403-608-1112



Luke Nichols

Associate

☎ 403-991-8110

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Data provided by : Calgary Real Estate Board

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